



AGENDA ITEM FORM

TYPE OF AGENDA ITEM:

- CONSENT AGENDA
- PRESENTATION
- ACTION ITEM
- TOWN MANAGER & STAFF COMMENTS
- PUBLIC HEARING
 - Duly Advertised

PURPOSE OF ITEM:

- INFORMATION ONLY
- DISCUSSION ONLY
- DISCUSSION AND/OR DECISION
 - Introduction Resolution
 - Ordinance Grant/MOU
 - By Motion Bylaws

PRESENTER: Laura O'Dell **PRESENTER TITLE:** Zoning Administrator

AGENDA ITEM:

Consideration of Canon Ridge subdivision

BACKGROUND / SUMMARY:

This is a request to subdivide a 2.2 acre lot on Duke Street into 2 lots. The site is located at current address 17598 Duke Street. Proposed lot 1 will be 13,830 square feet in area, proposed lot 2 will be 82,261 square feet in area. Both lots meet Town Code for lot frontage and area. The site is identified by the following GPIN number 8189-73-4310. The R-2 District requires a minimum lot of 10,000 square feet, per Town Code Sec. 70-143. Town Code Sec. 70-145 requires the minimum frontage width to be 75 feet at the setback line. The proposed subdivision meets both requirements for both lots 1 and 2.

ATTACHMENTS:

Application Packet

REQUESTED ACTION:

Review and discuss proposed subdivision for approval under the consent agenda at the December 10, 2013 Council Meeting

FOR MORE INFORMATION, CONTACT:

Phone#: 703-221-3400

Name: Laura O'Dell
E-mail: lodell@dumfriesva.gov

| FOR USE DURING MEETING | | VOTE: | | PASSED | | NOT PASSED | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Y | N | Y | N | Y | N | Y | N |
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AT A REGULAR MEETING OF THE DUMFRIES TOWN COUNCIL HELD ON TUESDAY, DECEMBER 10, 2013, IN COUNCIL CHAMBERS, 17755 MAIN STREET, DUMFRIES, VIRGINIA: ON A MOTION DULY MADE BY _____, AND SECONDED BY _____, THE FOLLOWING RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE:

Charles C. Brewer, ;
Gerald M. Foreman, II, ;
Kristin W. Forrester, ;
Helen D. Reynolds, ;
Willie J. Toney, ;
Gwen P. Washington, ;
Derrick R. Wood, ;

RESOLUTION APPROVING CANON RIDGE SUBDIVISION

WHEREAS, the Town of Dumfries has received a subdivision request, to divide one lot totaling 2.2 acres, into two lots located at 17598 Duke Street; and

WHEREAS, the Planning Commission reviewed the proposed subdivision, Canon Ridge, on November 18, 2013 and voted to move the application forward to Town Council for review and approval; and

WHEREAS, the Town Council reviewed the proposed subdivision Canon Ridge at the November 26, 2013 work session and directed staff to move forward with approval.

NOW, THEREFORE, BE IT RESOLVED by Town Council that the proposed subdivision, Canon Ridge, be approved as presented.

By Order of Council:

Gerald M. Foreman, Mayor

ATTEST:

Dawn Hobgood, Town Clerk



DUMFRIES, VIRGINIA
Virginia's Oldest Continuously Chartered Town
CHARTERED 1749 INCORPORATED 1961

17755 Main Street
Dumfries, Virginia 22026-2386
Tel: 703-221-3400 / Fax: 703-221-3544
www.dumfriesva.gov

To: Town Council
From: Laura O'Dell, Town Planner/Zoning Administrator
Date: November 26, 2013
RE: Canon Ridge Subdivision

STAFF REPORT

I. Background is as follows:

- A. Request - This is a request to subdivide a 2.2 acre lot on Duke Street into 2 lots.
- B. Site Location - The site is identified by the following GPIN number:
 - 8189-73-4310

The site is located at current address 17598 Duke Street. Proposed lot 1 will be 13,830 square feet in area, proposed lot 2 will be 82,261 square feet in area. Both lots meet Town Code for lot frontage and area.

- C. Comprehensive Plan - The site is designated as Mixed Residential Single Family in the Future Land Use Map dated January 1993.
- D. Zoning - The site is currently zoned R-2, General Residential.
- E. Surrounding Land Uses - All adjacent lots are zoned R-2. The rear lot line backs to Interstate 95 right-of-way land.
- F. Current Use of the Property - a single family dwelling currently exists on the property.

II. Current Situation is as follows:

- A. Applicant has submitted a request to subdivide 17598 Duke Street.
- B. The R-2 District requires a minimum lot of 10,000 square feet, per Town Code Sec. 70-143. Town Code Sec. 70-145 requires the minimum frontage width to be 75 feet at the setback line. The proposed subdivision meets both requirements for both lots 1 and 2.

III. Issues for review of the Subdivision, in order of importance, are as follows:

- A. Comprehensive Plan - Is the proposed project consistent with the Comprehensive Plan?

- The proposed subdivision is consistent with the comprehensive plan in that the subdivision will continue to be low density residential, and meets all regulations for the R-2 District.

B. Zoning Ordinance, Intent of R-2 zoning – Does the proposed project promote the intent of the R-2 zoning district?

- The proposed subdivision meets the intent of the R-2 District.

1. The intent for the R-2 zoning district is as follows:

Residential general district R-2 encompasses medium-density residential areas, both existing and planned. This division is designed to stabilize, protect, and promote this type of development. This district should provide a suitable environment for families who desire quiet homesites without fear of encroachment of dissimilar uses.

C. Conditions – Are there any conditions that should be applied to the use to limit the impact of the use on the surrounding area?

SITE LOCATION MAP



Aerial Imagery and mapping courtesy of the Commonwealth of Virginia. Data taken from Prince William County Mapper 11/13/2013.

PROPERTY INFORMATION AND ZONING REQUIREMENTS

GPIN 8189-73-4310
 Property Owner: NVP Inc (Instr #201307230074741)
 9300 Grant Avenue, #300, Manassas, VA 20110
 Property Subdivider: Same as Owner
 Property Address: 17598 Duke Street
 Property Zoning: R-2 Residential, General District
 Property Area: 2.20594 Acres
 Current Use: Vacant Land

PROPOSED SUBDIVISION DEVELOPMENT
 2 Single Family Residential Lots/Units
 Proposed Density: 1.10 Dwelling Units/Lots per Acre

ZONING REQUIREMENTS - R-2 RESIDENTIAL

Minimum Lot Size: 10,000 Square Feet
 Minimum Lot Width: 75 feet
 Setbacks:
 Front Setback = 30 feet
 Side Setback = 10 feet (25 feet combined side yards)
 Rear Setback = 25 feet
 Maximum Building Height = 35 feet

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION

The property boundary shown hereon is based on a field run survey performed by Target Surveys, Inc on June 26, 2013. The bearing shown are referenced to Virginia State Grid North (NAD 83) using global positioning.

The topographic information shown hereon is based on a field survey performed by Target Surveys, Inc on June 26, 2013. The vertical datum used is NAVD 1888. The contour interval is two (2) feet.

EXISTING UTILITIES

The property is currently served by public water and sanitary sewer located along Duke Street. An existing water service line has been subbed to the property.

FUTURE UTILITIES

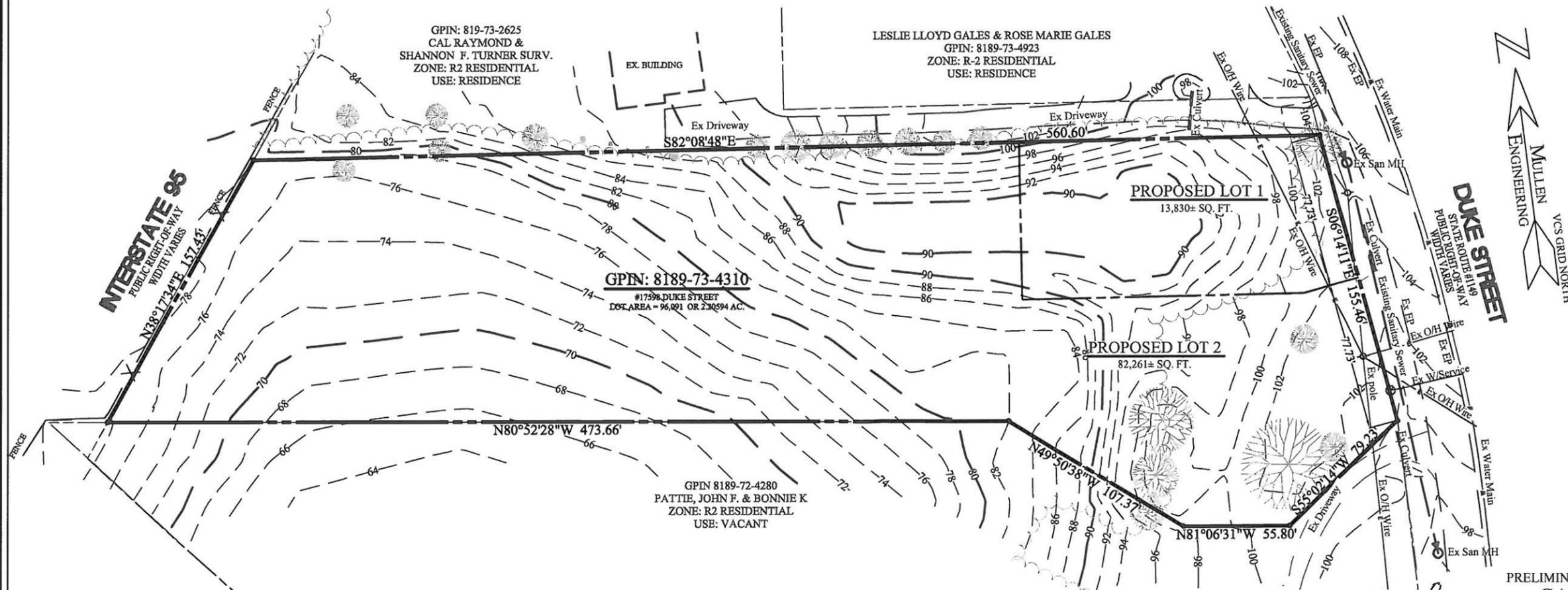
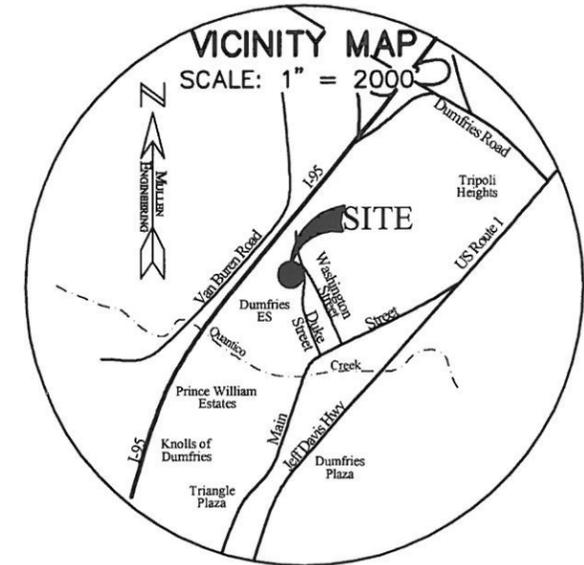
At such time that development plans are prepared for the residential houses, the required water service lines and sanitary lateral line will be provided to serve each individual house. In addition, required driveways to serve each house will connect to Duke Street and will provide for all required driveway culverts at Duke Street. Additional public storm drainage systems and/or facilities are not anticipated to be required.

PUBLIC DEDICATIONS

Unless otherwise required by the Town of Dumfries, right-of-way dedication and improvements for Duke Street are not proposed. In addition, a requirement to dedicated easements of a public nature is not anticipated.

FLOOD PLAIN AND RESOURCE PROTECTION AREA (RPA)

This property is not impacted by a FEMA Flood Plain or Chesapeake Bay Resource Protection Areas.



PRELIMINARY SUBDIVISION PLAT
CANON RIDGE
 17598 DUKE STREET
 TOWN OF DUMFRIES, VIRGINIA
 SCALE: 1" = 40' SEPTEMBER 13, 2013
MULLEN ENGINEERING, PLLC
 8599 RICHMOND AVENUE, MANASSAS, VA. 20110
 PH (703) 330-0407 FAX (703) 330-0537
 SHEET 1 OF 1 #3246